

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: MARCH 14, 2018**

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Glenn Della-Monica Chairman <u> X </u>	Timothy Malley Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charles Brackett Member <u> X </u>
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Jordan Ulery Member <u> X </u>	Dillon Dumont Member <u> X </u>	Elliott Veloso Alternate <u> X </u>	Ed Van der Veen Alternate <u> X </u>
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Ethan Meinhold Alternate <u> E </u>	Marilyn McGrath Select. Rep. <u> X </u>	David Morin Alt. Select. Rep. <u> E </u>
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Meeting called to order at approximately 7:00 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. ELECTION OF OFFICERS

- VI. MINUTES OF PREVIOUS MEETING(S)
 - 28 February 18 Meeting Minutes – Decisions.

Mr. Malley moved to approve the 28 February 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Collins. Motion carried 6/0/1 (McGrath)

- VII. CASES REQUESTED FOR DEFERRAL
- VIII. CORRESPONDENCE
- IX. PERFORMANCE SURETIES
- X. ZBA INPUT ONLY
- XI. PUBLIC HEARINGS
- XII. OLD BUSINESS/PUBLIC HEARINGS
- XIII. DESIGN REVIEW PHASE
- XIV. CONCEPTUAL REVIEW ONLY

XV. NEW BUSINESS/PUBLIC HEARINGS

A. Steele Hill Farm, LLC, Site Plan
SP#03-18

2 Friel Golf Road
Map 234/Lot 001

Purpose of Plan: to show proposed change of use from offices to personal services establishment (salon) with up to ten (10) operators, and show proposed parking lot and septic system improvements. Application Acceptance & Hearing.

Mr. Malley moved to accept the Site Plan application for 2 Friel Golf Road, Map 234/Lot 1.

Motion seconded by Mr. Ulery. All in favor – motion carried.

WAIVER MOTION:

1) HR 276-11.B (12)(b) – No commercial improvements within 100 feet of a residential property

Ms. McGrath moved to grant the requested waiver of HR 276-11.B (12)(b), no commercial improvements within 100 feet of a residential property, based on the testimony of the Applicant's representative here this evening.

Motion seconded by Mr. Brackett. All in favor – motion carried.

MOTION TO APPROVE:

Mr. Malley moved to approve the Site Plan entitled: Proposed Site Plan, Steele Farm, LLC, 2 Friel Golf Road, Hudson, NH, prepared by Hayner/Swanson, Inc. 3 Congress St., Nashua, N.H., dated 16 January 2018 (with revisions through 20 Feb. 2018) and consisting of Sheets 1 – 7 with Notes 1 – 23:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
2. All improvements shown on the Site Plan-of-Record, including Notes 1- 23, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Land Use Department, confirming that the site conforms to the Planning Board approved site plan.
4. All signs, including the proposed free-standing sign, are subject to all requirements of the Zoning Ordinance as determined during the sign permit application process. Note 10 on Sheet 1 shall be revised to this effect.
5. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.

6. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
7. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Friday only.
8. The parking lot shall be constructed with thirty (30) parking spaces and the stormwater treatment shall be expanded accordingly subject to review and approval by Town Engineering and CLD.
9. Note 3.A. on Sheet 1 shall be revised to establish a limit of ten (10) suites for salon operators.

Motion seconded by Mr. Ulery. All in favor – motion carried.

**B. Derry Road 3-Lot Subdivision
SB#04-18**

120 & 126 Derry Road
Map 156/Lots 015 & 016

Purpose of Plan: to propose the lot consolidation of Map 156, Lots 15 & 16, and subdivide three (3) lots with frontage on Derry Road. Application Acceptance & Hearing.

Ms. McGrath moved to accept the 3-lot subdivision and amended site plan application for 120 Derry Road, Map 156/Lots 015 & 016.

Motion seconded by Mr. Malley. All in favor – motion carried.

WAIVER MOTIONS:

- 1) HR 276 – 11.1.B. (12) – No parking or driveways to be located within required building setbacks

Mr. Malley moved to grant the requested waiver of HR 276 – 11.1.B. (12) – No parking or driveways to be located within required building setbacks, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. Motion carried – 6/1/0 (McGrath)

Mr. Malley moved to approve the subdivision plan and amended site plan entitled: SUBDIVISION PLAT “120 DERRY ROAD”, Tax Map 156, Lots 15 & 16, Derry Road (Rte. 102) Hudson, NH, prepared by Jones & Beach Engineers, Inc., 85 Portsmouth Ave., Stratham, NH, dated February 20, 2018, consisting of Sheets S-1 and S-2 and AMENDED SITE PLAN “120 DERRY ROAD”, Tax Map 156, Lots 15 & 16, Derry Road (Rte. 102) Hudson, NH, prepared by Jones & Beach Engineers,

Inc., 85 Portsmouth Ave., Stratham, NH, dated 14 AUG 17 (Revised 2-1-18), consisting of Sheet C2-A subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Subdivision Plan and Amended Site Plan.
2. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Subdivision Plan-of-Record.
3. The applicant shall install street signs meeting the requirements of the Highway Department for the private road prior to Planning Board endorsing of the Subdivision Plan-of-Record.
4. All stipulations of the Site Plan of Record approved by the Planning Board on October 11, 2017 shall remain in effect for the amended site plan, and Note 30 of the amended site plan shall be revised to state that all approval conditions of H.C.R.D 39564 remain in effect.
5. Prior to construction of any improvements within the 225-foot utility easement along the north property line of Lot 16, the applicant shall obtain a joint use agreement with the holder of that easement for those improvements.
6. The applicant shall record a hold harmless agreement for improvements within the 30-foot sewer easement along the north property line of Lot 16 per the requirements of the Town Engineer prior to the Planning Board endorsing the Subdivision Plan-of-Record.
7. All cross easements for the subdivision lots are subject to review and approval by the Town Attorney.
8. The plans shall be reviewed by CLD to determine if the creation of the three subdivision lots and amended site plan affect any engineering aspects of the project site.

Motion seconded by Mr. Ulery. Motion carried – 5/2/0 (McGrath & Brackett)

- XVI. OTHER BUSINESS
- XVII. ADJOURNMENT

Motion to adjourn by Mr. Malley. Seconded by Ms. McGrath. All in favor – motion carried.

Meeting adjourned at 8:38 p.m.

William Collins
Secretary